ORDINANCE NO. 00582

P 69-77

AN ORDINANCE AMENDING KING COUNTY ZONING RESOLUTION NO. 25789, AS AMENDED, BY AMENDING THE ZONING MAP THEREOF RECLASSIFYING CERTAIN PROPERTY THEREON.

WHEREAS, Puget Sound Land Co., et al has petitioned King County, requesting reclassification of property described in said petition and all legal requirements have been performed; and

WHEREAS, the Department of Planning has transmitted to the King County Council, King County, Washington, a copy of the Department's findings and action recommending that the Zoning Map be amended and for the reasons stated therein; and

NOW, THEREFORE, BE IT ORDAINED that the King County Council does hereby adopt the findings and recommendations of the Department of Planning as its own and does hereby reclassify certain property to B-C, M-P, RM-900 and RM-1800 as shown hereon and legally described herein which lies within the part of the Zoning Map described as Area Map W 28-26-5.

See attached map
Appendix A

L E G A L   D E S C R I P T I O N:

Legal for "MP" Zoning

That portion of the west half of Section 28, Township 26 North, Range 5 East, W.M. described as follows:

Beginning at the northeast corner of said subdivision; thence S 01°43'38" W 2114.11 feet to the true point of beginning; thence N 78°30'00" W 476.03 feet to the beginning of a circular curve, said curve having a radius of 220.00 feet which bears N 11°30'00" E from the curve beginning; thence along said circular curve an arc distance of 84.70 feet to a point which bears S 33°33'33" W from the curve center; thence S 32°26'44"W 220.95 feet; thence S 89°56'25" W 100.00 feet to the beginning of a circular curve, said curve having a radius of 560.27 feet which bears N 00°03'35" W from the curve beginning; thence westerly along said circular curve an arc distance of 274.25 feet to the easterly right-of-way margin of 120th Avenue NE and a point which bears S 27°59'10" W from the center of said circular curve; thence along said easterly margin S 33°09'16" E 196.53 feet to the beginning of a circular curve, said curve having a radius of 465.00 feet which bears S 56°50'44" W from the curve beginning; thence southerly along said circular curve, and along said easterly margin, an arc distance of 413.77 feet; thence along said easterly margin S 17°49'33" W 269.78 feet to the beginning of a circular curve, said curve having a radius of 25.00 feet which bears S 72°10'27" E from the curve beginning; thence southerly along said circular curve and along said easterly margin an arc distance of 40.32 feet to the northerly right-of-way margin of 124th Avenue NE Extension (AKA Kingsgate Way NE) and a point of compound curvature from which the curve centers bear N 15°24'34" E; thence easterly along a circular curve having a radius of 1210.92 feet and along said northerly margin an arc distance of 120.09 feet; thence along said northerly margin S 80°16'22" E 87.91 feet to the beginning of a circular curve, said curve having a radius of 854.85 feet which bears S 09°43'38" W from the curve beginning; thence easterly along said circular curve and along said northerly margin an arc distance of 168.38 feet to an intersection with a radial line bearing N 21°00'45" E from the curve center; thence S 21°00'45" W along said radial line and said northerly margin 6.00 feet to an intersection with a circular curve, said circular curve having a radius of 848.85 feet which bears S 21°00'45" W from the curve beginning; thence easterly along said circular curve and along said northerly margin an arc distance of 484.95 feet to a point which bears N 53°44'44" E from the center of said circular curve, said point marking the intersection of said northerly margin of 124th Avenue NE Extension and the northwesterly margin of the Burlington-Northern Railroad right-of-way; thence along said northwesterly right-of-way margin N 41°34'30" E 233.97 feet to the north-south centerline of said section 28; thence N 01°43'38" E 1050.66 feet along said north-south centerline to the true point of beginning.

Legal for "BC" Zoning

That portion of Section 28, Township 26 North, Range 5 East, W.M., described as follows:

Beginning at the northeast corner of the southwest quarter of the northwest quarter of said section, thence S 01°50'44" W 30.02 feet; thence S 89°56'25" W 299.63 feet; thence S 01°50'55" W 370.00 feet to the true point of beginning; thence S 89°56'25" W 310.58 feet to the easterly right-of-way margin of Kingsgate Way N.E.; thence along said easterly margin S 20°32'49" E 535.93 feet to the beginning of a circular curve having a radius of 1216.92 feet which bears

Legal for "BC" Zoning (cont.)

N 69°27'11" E from the point of curvature; thence along said circular curve an arc distance of 740.12 feet to the easterly right-of-way margin of State Highway 405; thence along said highway margin S 71°12'28" E 90.66 feet to the beginning of a circular curve having a radius of 300.00 feet which bears S 18° 47'32" W from the point of curvature; thence southeasterly along said circular curve an arc distance of 148.60 feet to said easterly right-of-way margin of Kingsgate Way and a point of intersection with a circular curve, said curve having a radius of 1210.92 feet which bears N 23°27'07" E from the point of intersection; thence easterly along said circular curve an arc distance of 55.21 feet to a point of compound curvature; thence easterly along a circular curve to the left, said curve having a radius of 25.00 feet which bears N 20°14'32" E from the point of compound curvature, an arc distance of 40.32 feet to the westerly right-of-way margin of 120th Avenue N.E.; thence along said westerly margin N 17°49'33" E 269.78 feet to the beginning of a circular curve, said circular curve having a radius of 415.00 feet which bears N 72°10'27" W from the point of curvature; thence along said circular curve an arc distance of 369.28 feet; thence N 33°09'16" W to the beginning of a circular curve, said curve having a radius of 342.16 feet which bears N 56°50'44" E from the point of curvature; thence along said circular curve an arc distance of 86.44 feet; thence S 89°56'25" W 296.37 feet to the true point of beginning.


Legal for "RM 900" Zoning

That portion of the northwest quarter of Section 28, Township 26 North, Range 5 East, W.M. described as follows:

Beginning at the northeast corner of said subdivision, thence S 01°43'38" W along the north-south centerline of said section 1593.59 feet; thence S 89°56'25" W 687.72 feet to the true point of beginning; thence continuing S 89°56'25" W 625.53 feet to the easterly right of way margin of 120th Avenue NE: thence S 01°50'44" W 0.83 feet along said easterly margin to the beginning of a circular curve, said circular curve having a radius of 292.16 feet which bears S 88°09'16" E from the point of curvature; thence southeasterly along said curve and along said easterly margin an arc distance of 178.47 feet; thence S 33°09'16" E 409.44 feet along said easterly margin to an intersection with a circular curve, said circular curve having a radius of 560.27 feet which bears N 27°59'10" E from the point of interesection; thence easterly along said circular curve an arc distance of 274.25 feet to a point which bears S 00°03'35" E from the curve center; thence N 89°56'25" E 100.00 feet thence N 32°26'44" E 220.95 feet to an intersection with a circular curve, said circular curve having a radius of 220.00 feet which bears N 33°33'33" E from the intersection point; thence northerly along said circular curve an arc distance of 187.92 feet; thence N 07°30'00" W 239.85 feet to the true point of beginning.
ALSO beginning at the northeast corner of the southwest quarter of the northwest quarter of said section; thence S 01°50'44" W 30.02 feet; thence S 89°56'25" W 50.86 feet to the southerly right-of-way margin of NE 128th Street and the true point of beginning; thence continuing S 89°56'25" W 248.77 feet along said southerly margin; thence S 01°50'55" W 370.00 feet; thence N 89°56'25" E 296.37 feet to an intersection with a circular curve and the westerly right-of-way margin of 120th Avenue NE, said curve having a radius of 342.16 feet which bears N 71°19'13" E from the intersection point; thence northerly along said westerly margin an arc length of 122.57 feet; thence N 01°50'44" E 223.45 feet along said westerly margin to the beginning of a circular curve, said circular curve having a radius of 25.00 feet which bears N 88°09'16" W from the point of curvature; thence northerly and westerly along said circular curve and along said westerly

## Legal for "RM 900" Zoning (Cont.)

margin an arc distance of 40.10 feet to the true point of beginning.
ALSO that portion of the southeast quarter of the northwest quarter of the
northwest quarter of said section lying easterly of 124th Avenue Northeast
Extension (AKA Kingsgate Way NE) EXCEPT the south 30.00 feet of said south
half for county road right-of-way and EXCEPT the following described parcel
for county road right-of-way:
Beginning at the southeast corner of the northwest quarter of the northwest
quarter of said section 28, thence N 01°50'44" E 30.02 feet along the center-
line of 120th Avenue NE to the true point of beginning; thence continuing
N 01°50'44" E 626.24 feet along said centerline; thence S 89°55'07" W 30.02
feet to the westerly right-of-way margin of 120th Avenue NE: thence
S 01°50'44" W 602.05 feet along said westerly margin to the beginning of a
circular curve, said circular curve having a radius of 25.00 feet which bears
N 88°09'16" W from the point of curvature; thence southwesterly along said
circular curve and along said westerly margin an arc distance of 38.44 feet;
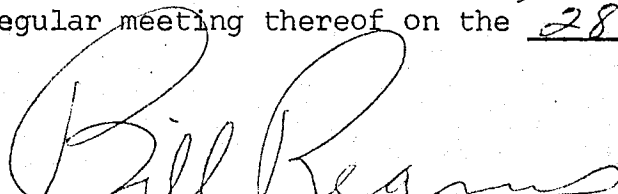thence N 89°56'25" E 54.20 feet to the true point of beginning.


## Legal for "RM 1800" Zoning

That portion of the southeast quarter of the northwest quarter of Sec-
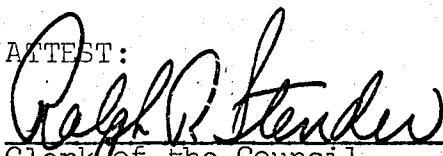tion 28, Township 26 North, Range 5 East, W.M. described as follows:

Beginning at the northeast corner of said subdivision, thence S 01°43'38"
W 280.14 feet, along the north-south centerline of said section to the true
point of beginning; thence continuing S 01°43'38"W 520.52 feet: thence N
78°30'00" W 476.03 feet to the beginning of a circular curve having a radius
of 220.00 feet which bears N 11°30'00" E from the point of curvature; thence
along said circular curve an arc distance of 272.62 feet; thence N 07°30'00"
W 239.85 feet; thence N 89°56'25" E 687.72 feet to the true point of begin-
ning.

EXCEPT county road right-of-way.


INTRODUCED and read for the first time this ___21⁰ᵗ___ day of ___September___,

1970.  PASSED by the Council at a regular meeting thereof on the ___28ᵗʰ___

day of ___September___, 1970.

_[signature]_
Chairman of the County Council

ATTEST:

_[signature]_
Clerk of the Council

APPROVED this ~~DEEMED ENACTED WITHOUT~~ day of _____, 1970.
COUNTY EXECUTIVE'S SIGNATURE.

DATED: ___10 - 6 - 70___

King County Executive

**ORDINANCE READINGS**
1st...... 9-21-70.................
2nd...... 9-28-70.................
3rd...... 9-28-70.................
Effective Date......................